

Planning Commission

April 13, 2016

Procedures

1. Public Hearing opened
2. Staff Presentation
3. Planning Commission questions on staff presentation
4. Applicant presentation
5. Public testimony opened
6. Input from public
7. Applicant response (if necessary)
8. Public testimony closed
9. Planning Commission discussion
10. Planning Commission vote
11. Public hearing closed

Procedures Continued

Certain Planning Commission decisions are final, but may be appealed to the City Council. An appeal may be filed with the City Clerk at City Hall within ten (10) calendar days of the decision. The cost of filing an appeal is \$1,097 plus noticing fees for all matters. If anyone wishes to question a Planning Commission decision, they may contact the Planning Division at 1635 Faraday Avenue between the hours of 7:30 and 5:30 Monday through Thursday and 8:00 to 5:00 Friday.

A time limit of 5 minutes is allotted to each speaker. Items submitted for viewing, including presentations/digital materials, will be included in the time limit maximum for speakers.

Agenda Items

1. GPA 16-01/ZC 16-01/ZCA 16-01/MP 14-01/LCPA 14-01/MC 16-01 – Village Barrio Master Plan Overview of Draft Plan Revisions

Village and Barrio Master Plan Overview of Draft Plan Revisions

GPA 16-01/ZC 16-01/ZCA 16-01/MP
14-01/LCPA 14-01

Purpose

- Presentation is informational only
- No action will be taken
- Public comments are welcome

Master Plan Availability

- Electronic version:

www.carlsbadca.gov/villagebarrio/reports.asp

- Paper version:

Late next week in city facilities

Tonight's Agenda

- Overview project
- Review public input process
- Highlight revisions
- Outline next steps

Project Overview

Location Map



Figure 1.1: Master Plan Boundaries

Project Overview

- Existing Village Master Plan
- Envision Carlsbad
 - Revitalize the Village
 - Rejuvenate the Barrio
- General Plan Update
 - Comprehensive update anticipated

Project Overview

What is a master plan?

- A land use document for a specific area of Carlsbad

Project Overview

What does the Village and Barrio Master Plan propose?

- A vision for both neighborhoods
- Focused standards and guidelines

Project Overview

What does the Village and Barrio Master Plan not propose?

- Changes in density
- Significant changes to building standards
- Significant changes to land uses
- Restrictions on architectural style
- Comprehensive parking reforms

Public Input Process

Public Input Process

- March 2014: Council awards consultant contract
- June 2014: Consultant initial site visit
- September 2014: Two week charrette
- Summer 2014 – Spring 2015: MindMixer

Public Input Process



Public Input Process

- November 2015: Release of draft
- December 2015: Open house and meetings
- January 2016: Close of public review
- February 2016: Release of environmental document
- Throughout: Presentations and noticing

Master Plan Revisions

Master Plan Revisions

- Organization of document
 - Plan (vision)
 - Code
 - Design Guidelines
 - Appendix
- Refinement and depth of information

Master Plan Revisions

Barrio streets - transition
and traffic calming



Master Plan Revisions

Tyler Street - Light
industrial land uses



Master Plan Revisions

Gas stations and drive-thru facilities



Master Plan Revisions

Gas stations and drive-thru facilities



Master Plan Revisions

Table 6.2 Permitted Uses

RESIDENTIAL ¹	ND	ED	TD	GD	CED	COD	CD
Dwelling, One Family	P	P	P	P	P	P	
Dwelling, Two Family (attached)	P	P	P	P	P	P	
Dwelling, Multiple Family ²	P	P	P	P	P	P	
Dwelling, Mixed-use			C	P	P	P	
Dwelling, Second Unit (accessory to a 1 family dwelling only)	A	A	A	A	A	A	
Live-in Artist Studio ³	C	C	C	C	C	C	
Managed Living Unit ⁴			C	C			
Professional Care Facility ⁵					C		
Residential Care Facilities (serving 6 or fewer persons)	P	P	P	P	P	P	
Residential Care Facilities (serving more than 6 persons)	C	C	C	C	C	C	
Supportive Housing	P	P	P	P	P	P	
Transitional housing	P	P	P	P	P	P	
LODGING							
Bed & Breakfast Inn ⁶			C ³	C ³	C ³		
Hotel ⁶			C	P			
Motel ⁶			C	P			
Timeshare Project			C	P			
OFFICE							
Business / Professional Office			P	P	P	P	
Business / Professional Services			P	P	P	P	
Medical Office ⁶			P	P	P	P	
RETAIL							
Bar & Cocktail Lounge ⁷				A ³	A ³		
Brewery/Distillery/Winery			C		C		
Convenience Store ⁸			C	C	P	P	
Drive-Thru Facility ⁸			C ⁷		C ⁷		
Financial Institution			P	P	P	P	
Right of Way Uses ⁹			R	R	R	R	
Restaurant			P	P	P	P	
Restaurant with Entertainment ¹⁰			C	C	C	C	
Restaurant, Delicatessen			P	P	P	P	
Restaurant, Fast Food (large) ¹¹						P	
Restaurant, Fast Food (small) ¹¹					P	P	
Restaurant, Limited Take-out Service			P	P	P	P	
Retail			P	P	P	P	

P = Permitted Use
 C = Conditional Use
 A = Accessory Use
 R = Right of Way Use
 RC = Railroad Corridor Use
 [blank] = Prohibited Use

CIVIC	ND	ED	TD	GD	CED	COD	CD
Community Gardens	C ³	C ³	C ³				C ³
Cultural Facility ⁴			P		P	P	P
Mobility Support Services ⁴				C	C	C	C
Parks & Open Space	C	C	C	C	C	C	P
Parking Structure ⁴			C	C	C	C	C
Parking Lot, (surface) Stand-alone			C	C	C	C	C
Public/ Quasi-public Uses	C	C	C	C	C	C	C
Railroad Corridor						RC ⁵	RC ⁵

EDUCATION	ND	ED	TD	GD	CED	COD	CD
Child Day Care Center ⁶	C ³	C ³	C ³	C ³	C ³	C ³	C ³
Educational Facilities, Other ⁶			P	P	P	P	
Education Institutions or Schools, Public/Private					C	C	C

OTHER	ND	ED	TD	GD	CED	COD	CD
Accessory Structure	P	P	P	P	P	P	P
Athletic and Health Club, Gymnasium, and Physical Conditioning Business ⁷			P	P	P	P	
Automobile Service ⁸			C				
Church, other places of worship ⁸	C	C	C	C	C	C	C
Cinema, Theater ⁸					C	C	
Gasoline Station ⁸			C ⁷		C ⁷		
Laundromat			P		P		
Light Industrial ⁸			C ⁴				
Nightclub ⁸						C	
Wireless Communication Facility ⁹	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵

¹ While different dwelling types are permitted in each Transect District, residential development shall not be permitted below the minimum of the density range unless the circumstances and findings specified in Section 6.3.2 are met.

² The Planning Commission is the decision-making authority for a bar or cocktail lounge.

³ The City Planner is the decision-making authority.

⁴ Light industrial uses are permitted on the west side of Tyler Street only.

⁵ The decision-making authority for a wireless communication shall be as specified in Section 6.3.2.29, Use Standards.

⁶ Uses permitted in the railroad corridor shall be as specified in Section 6.2.2.

⁷ Only on properties (1) with frontage on Carlsbad Village Drive from west of Interstate 5 to the eastern edge of Roosevelt Street and (2) between Interstate 5 and Jefferson Street on Tamarack Avenue and designated "VC" on the GD Transect District Map.

⁸ Refer to the Use Standards section for more information concerning these uses.

PROHIBITED USES:

The following uses are prohibited: hookah or tobacco lounges, tattoo parlors, drive-thru restaurants, adult businesses, drug paraphernalia stores, and escort services.

6.27

APR 12, 2018

- Permitted uses
- Review thresholds

Master Plan Revisions



- Building Height
 - Present maximum: 45'
 - Proposed maximum: 55' for pitched roofs
 - Mixed use only, COD and CED districts only

Master Plan Revisions

- Other revisions
 - Expanded information on historical resources
 - Reduction in changes to parking standards
- Parking study

Master Plan Revisions

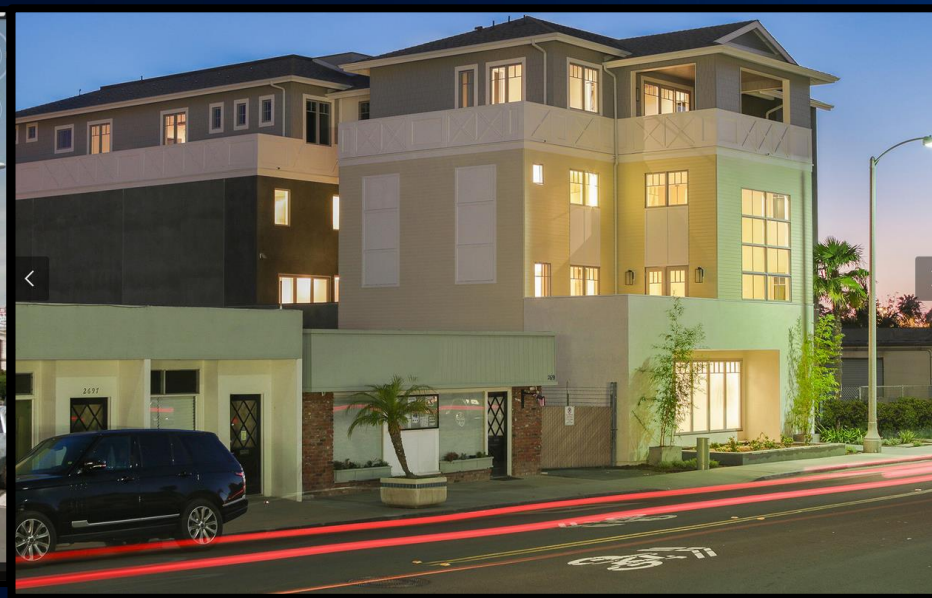
Design Guidelines



Figure 7.6: Street and pedestrian-oriented building example



Railyard Lofts – State Street



Quonset Hut Project - Approved



Beachwalk at Roosevelt



State and Oak - Approved



The Grand Madison



Tuscan Office Building – Jefferson St



Beachwalk at Madison



Laguna Breeze



Next Steps

- Public review
- Planning Commission public hearing
- City Council public hearing
- California Coastal Commission public hearing

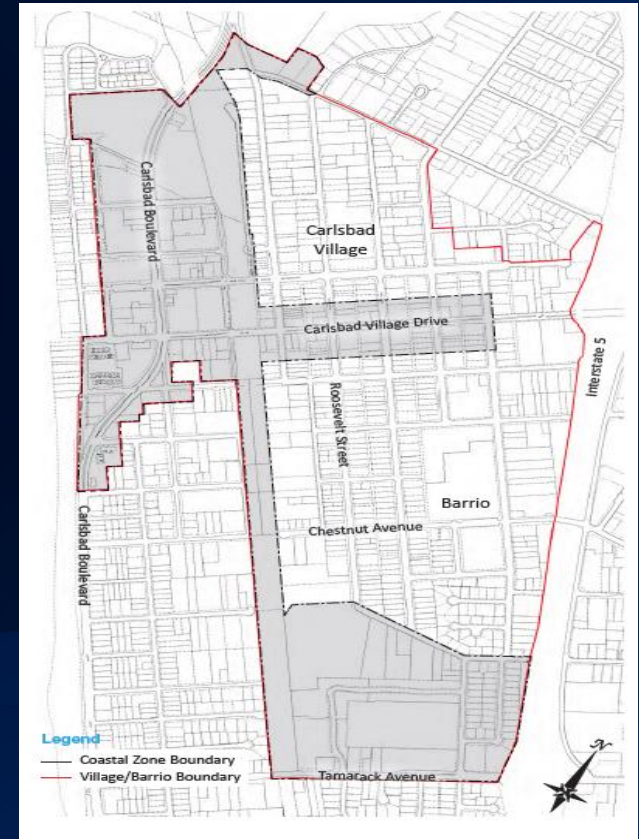
Next Steps

Necessary Actions

- General Plan Amendment
- Zoning Ordinance Amendment
- Master Plan Amendment
- Local Coastal Program Amendment
- Municipal Code Amendment
- Mitigated Negative Declaration

Next Steps

California Coastal Commission public hearing



Next Steps

Receive information:

- Project website:

- www.carlsbadca.gov/villagebarrio

- Email notification updates

Next Steps

Submit comments:

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Recommendation

This is an information item only. No recommendation is proposed as staff is not requesting the Planning Commission take action at this time.